



BELVEDERE

SURREY CITY CENTRE

EXCLUSIVE PREVIEW PACKAGE

BelvedereLiving.ca



STAY CONNECTED TO WHAT MATTERS.



Living at Belvedere introduces you to new heights of connection in Surrey City Centre. Real-life connection is belonging to a community right at home, nurturing friendships, and walking out your door into a world of possibilities. Every single day. This is life at Belvedere, a collection of 275 modern homes in a striking tower on King George Boulevard.

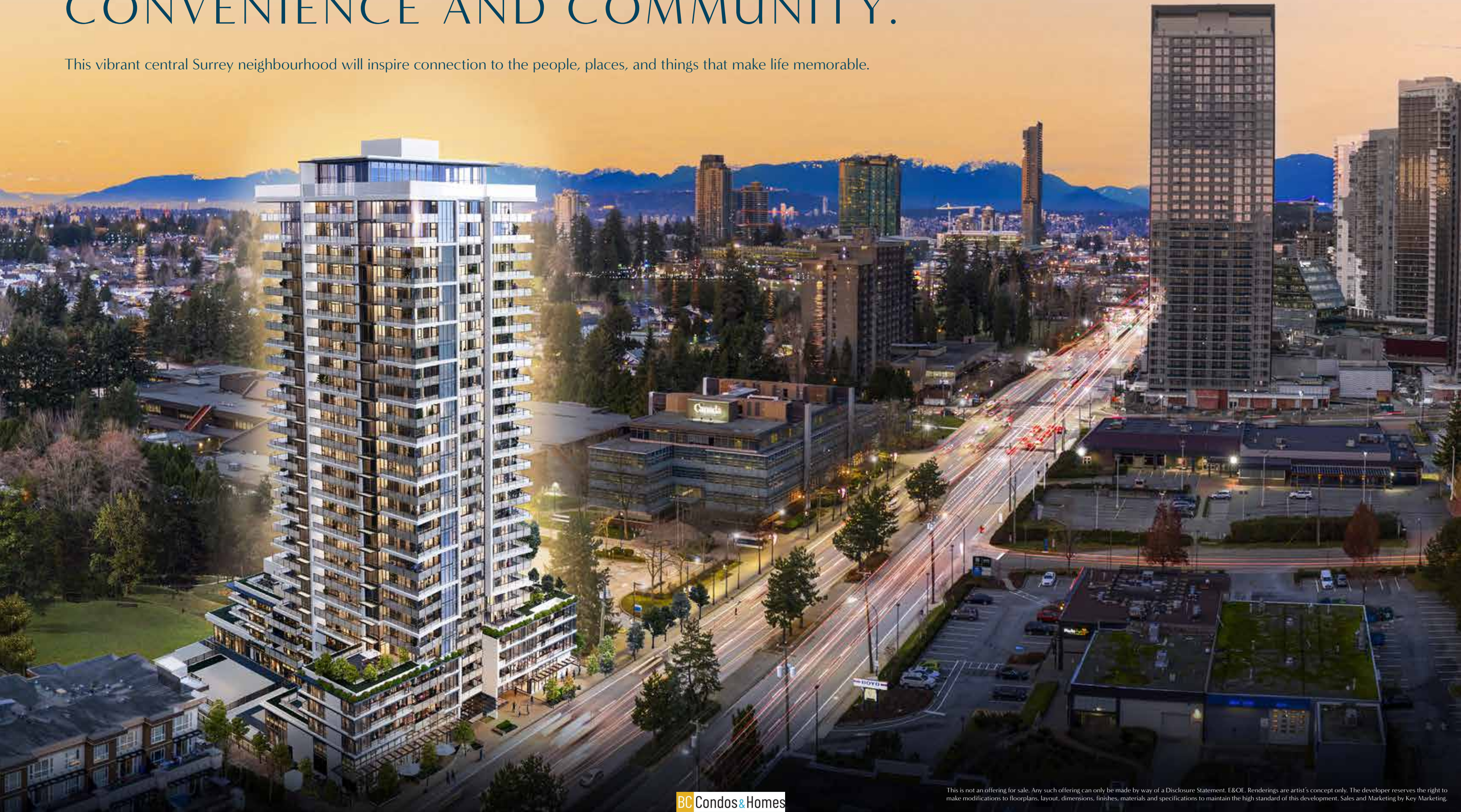


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A LIFESTYLE THAT CAN'T BE
REPLICATED — RIGHT AT HOME.

THE BEATING HEART OF CONVENIENCE AND COMMUNITY.

This vibrant central Surrey neighbourhood will inspire connection to the people, places, and things that make life memorable.



SURREY CITY CENTRE.



FAST OR SLOW, IT'S ALL HERE.

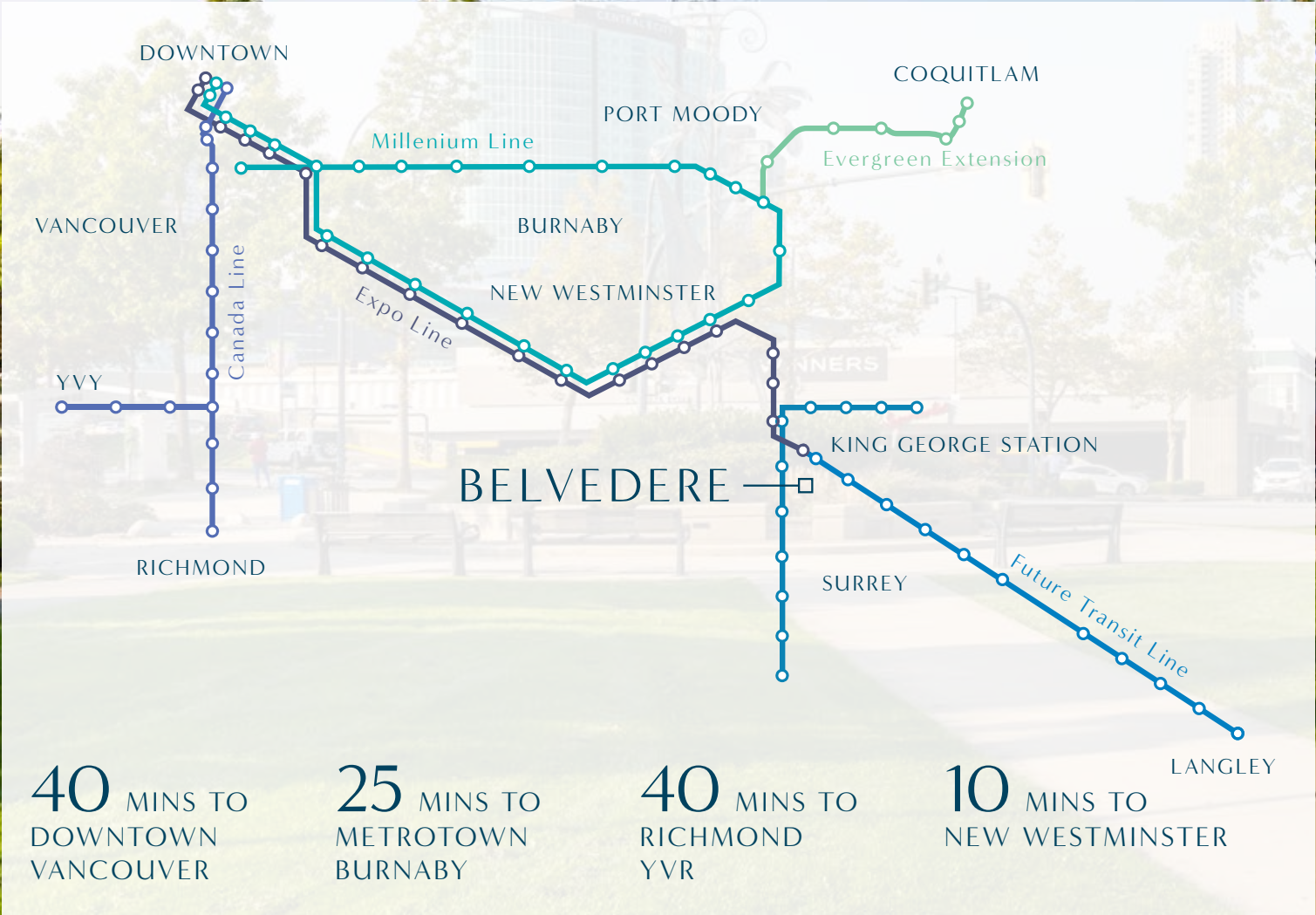
Live only steps to Holland Park, Simon Fraser University, and Surrey Memorial Hospital, where you can play, learn, and work. An assortment of nearby shops and restaurants will add variety and spice to life. Plus, King George SkyTrain station is only a short walk away, linking you to neighbourhoods and activities near and far. Every day is another opportunity to do something great.

- 1 QUICK ACCESS TO KING GEORGE SKYTRAIN STATION.
- 2 PLENTY OF OPTIONS WHEN IT COMES TO A MEAL OUT.
- 3 RELAX AND UNWIND AT NEARBY HOLLAND PARK.
- 4 FIND EVERYTHING YOU NEED AT CENTRAL CITY.
- 5 WALK TO WORK AT SURREY MEMORIAL HOSPITAL.
- 6 SIMON FRASER UNIVERSITY IS AT YOUR SERVICE.



NEW HEIGHTS OF CONNECTION.

Walking distance to Transit and King George Skytrain Station providing direct access to other major cities. The Expo Line Skytrain gets you to Downtown Vancouver in 38 minutes.



CIVIC LANDMARKS

- 1. Surrey Memorial Hospital
- 2. Surrey City Hall
- 3. Canada Revenue Agency
- 4. Civic Plaza

TRANSPORTATION

- 5. Surrey Central Station
- 6. King George Station
- 7. Surrey Central Bus Loop

PARKS

- 8. Holland Park
- 9. A.H.P. Matthew Park
- 10. Queen Elizabeth Meadows Park
- 11. Bog Park
- 12. Betty Huff Park
- 13. Cedar Grove Park

SHOPPING

- 14. Central City Shopping Centre
- 15. Cedar Hills Shopping Centre
- 16. Staples
- 17. Shoppers Drug Mart
- 18. Safeway Surrey Central
- 19. T&T Supermarket
- 20. Save-On-Foods
- 21. Pharmasave - Surrey Centre

CAFES & RESTAURANTS

- 22. Starbucks
- 23. Tim Hortons
- 24. Take Five Café
- 25. Prado Cafe
- 26. Dairy Queen

- 27. Mucho Burrito Fresh Mexican Grill
- 28. Browns Socialhouse Surrey Centre
- 29. Captain’s Oven Pizza
- 30. Freshslice Pizza
- 31. Vlassis Greek Taverna
- 32. Izumo Sushi Japanese Restaurant
- 33. White Spot Central City
- 34. Nahm Thai Bistro

RECREATION & FITNESS

- 35. YOURLIFE Fitness
- 36. Club16 Trevor Linden Fitness Central City
- 37. North Surrey Recreation Centre

SCHOOLS & DAYCARE

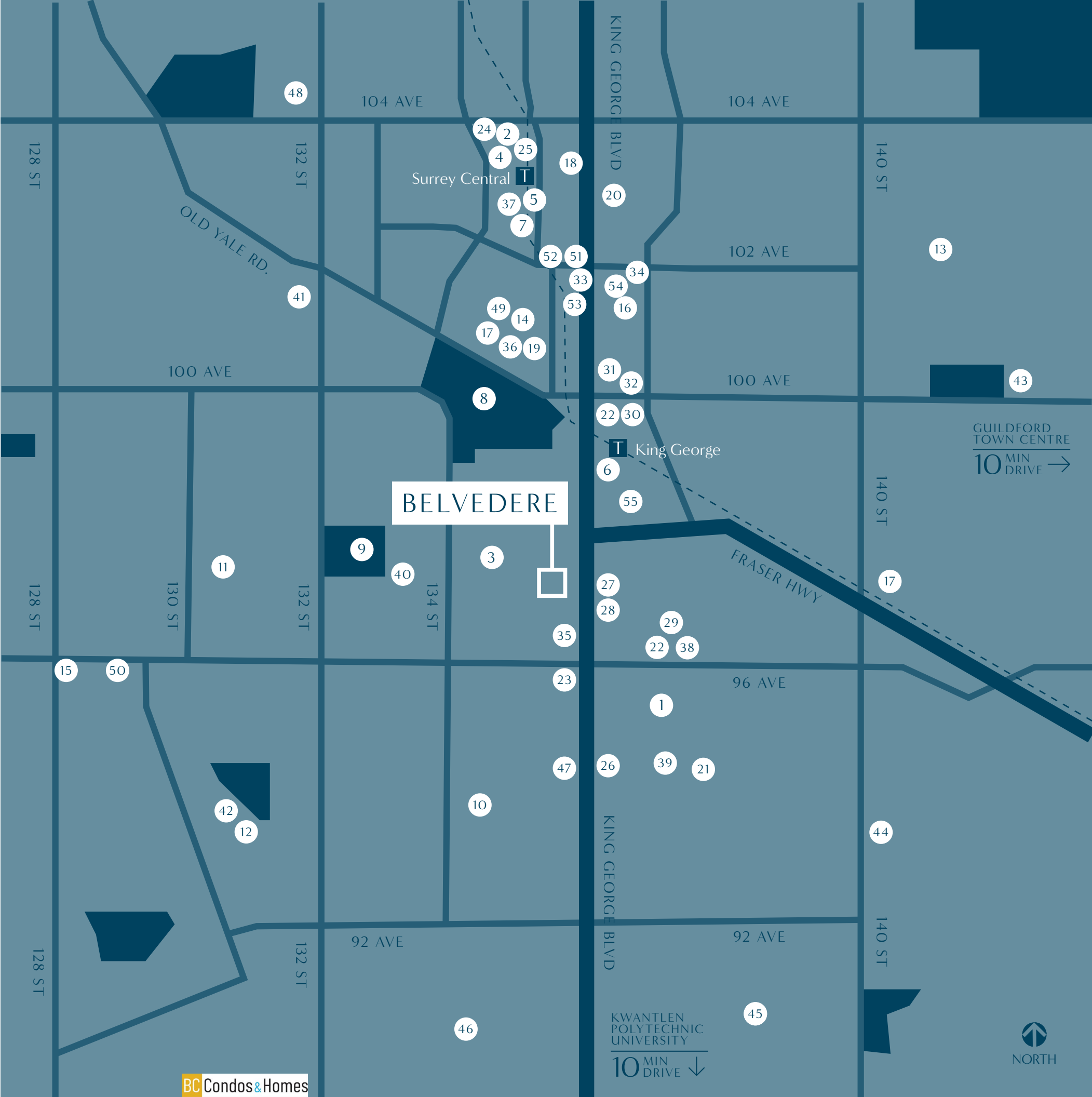
- 38. Kids & Company
- 39. A Place To Grow Childcare Centre at SMH
- 40. A H P Matthew Elementary
- 41. Old Yale Road Elementary School
- 42. Betty Huff Elementary
- 43. Lena Shaw Elementary School
- 44. Queen Elizabeth Secondary School
- 45. Creekside Elementary School
- 46. Cindrich Elementary School
- 47. Simon Cunningham Elementary School
- 48. Kwantlen Park Secondary School
- 49. Simon Fraser University - Surrey Campus

BANKS

- 50. TD Canada Trust Branch and ATM
- 51. RBC Royal Bank
- 52. Scotiabank
- 53. BMO Bank of Montreal
- 54. CIBC Branch with ATM
- 55. Coast Capital

CONVENIENCE BY THE NUMBERS

WALK SCORE	62	SOMEWHAT WALKABLE
TRANSIT SCORE	83	EXCELLENT TRANSIT
BIKE SCORE	74	VERY BIKEABLE





1

AMENITIES FOR AN ACTIVE LIFESTYLE.

Residents have exclusive access to over 32,000 square feet of indoor and outdoor amenities that bring friends and neighbours together, while also deepening your connection to self. With a fitness studio, social lounges, party room, guest suites, business centre , and children s´ play areas, there´s something for everyone.

- 1 PARTY ROOM.
- 2 ROOFTOP AMENITY.
- 3 FITNESS CENTRE.
- 4 COURTYARD.



3



4

A sprawling, beautifully landscaped green space sits on the podium, creating a direct bond with nature – it´s a place to escape the beating urban energy and simply be still. At the apex of the tower rests the rooftop lounge, an outdoor social space, sun deck, and dining area, giving you another perspective on life.



2

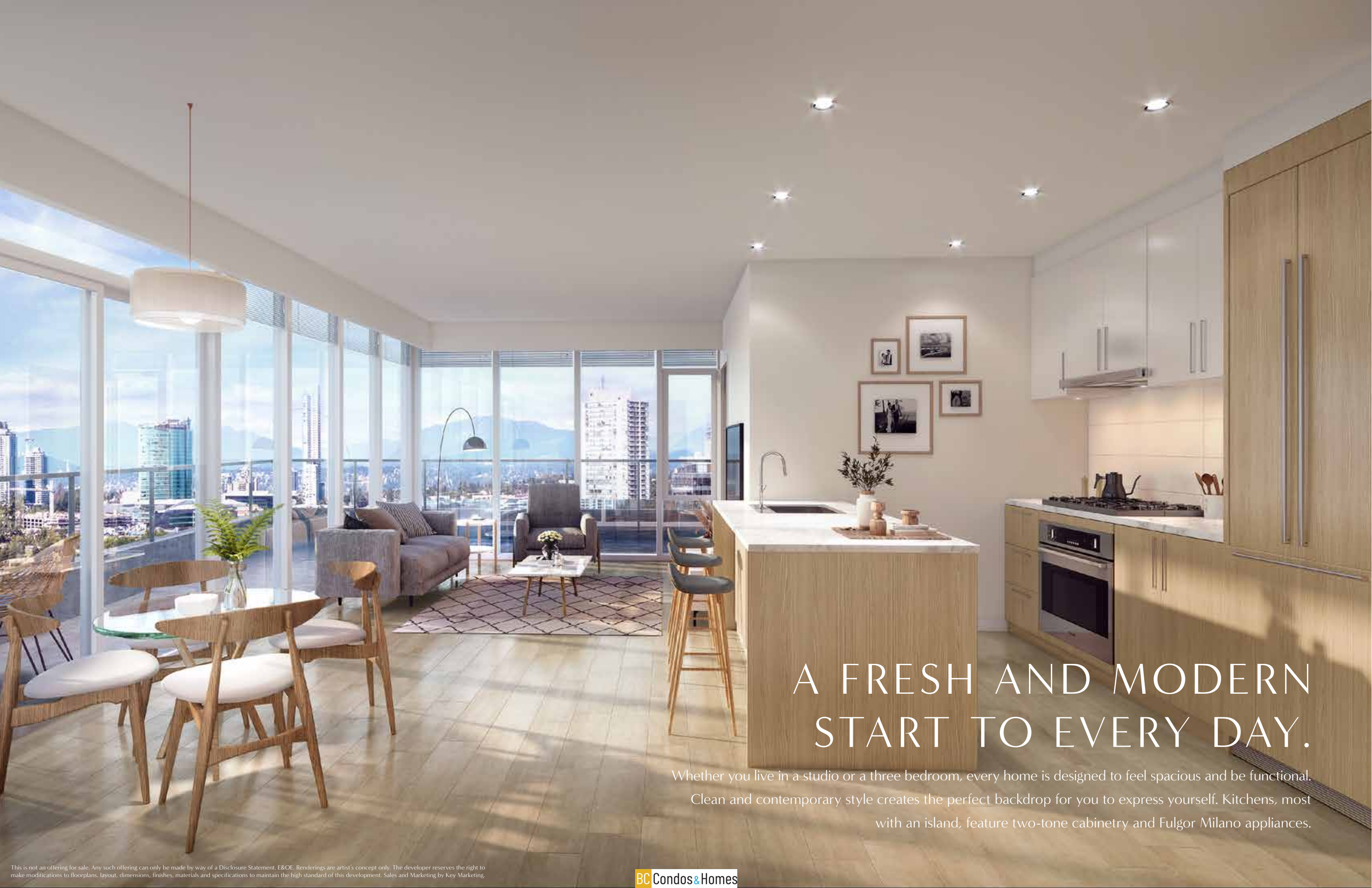
LEVEL 5 AMENITY



- 1. A BEAUTIFULLY LANDSCAPED PRIVATE COURTYARD WITH SUN DECK, LOUNGE SEATING AND RECREATIONAL GREEN SPACE.
- 2. PARTY ROOM THAT EXTENDS TO THE OUTDOOR COURTYARD COMPLETE WITH A KITCHENETTE, LARGE DINING, COUCHES AND A FLAT SCREEN TV .
- 3. BUSINESS CENTRE WITH OUTDOOR SPACE.
- 4. FITNESS CENTRE WITH PRIVATE OUTDOOR AREA.
- 5. YOGA STUDIO WITH CHANGE ROOM.
- 6. GAMES ROOM
- 7. 2 BEDROOM GUEST SUITE #1
- 8. 2 BEDROOM GUEST SUITE #2



BELVEDERE INCLUDES AN ONSITE DAYCARE FOR EXTRA PEACE OF MIND AND CONVENIENCE FOR BUSY WORKING FAMILIES.

A modern, bright apartment interior with large windows, a kitchen island, and a living area. The space is open-plan, featuring a kitchen with light wood cabinetry and a white countertop island. The living area includes a grey sofa and a wooden coffee table. The dining area has a round glass table with wooden chairs. Large windows provide a view of a city skyline and mountains.

A FRESH AND MODERN START TO EVERY DAY.

Whether you live in a studio or a three bedroom, every home is designed to feel spacious and be functional. Clean and contemporary style creates the perfect backdrop for you to express yourself. Kitchens, most with an island, feature two-tone cabinetry and Fulgor Milano appliances.

Ensuites are both luxurious and practical with Kohler fixtures and a mirrored medicine cabinet. Homes are versatile: you will love them for entertaining friends and for relaxing on the sofa after a long day.



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A TEAM WITH YOUR BEST INTERESTS IN MIND.

SQUARE NINE DEVELOPMENTS

Square Nine doesn't compromise on quality. The developer combines the knowledge and expertise gained in their past developments, like Union in Lougheed Town Centre or Element 1 & 2 in Burnaby, with comprehensive market research and innovative designs. And they are proud of the reputation they have made by building homes with high-quality features and amenities that other builders often consider options or upgrades. They like to build where convenience is built with comfort in mind, from home layouts to amenities, and they are developed to match any family's lifestyle.

CHRIS DIKEAKOS ARCHITECTS

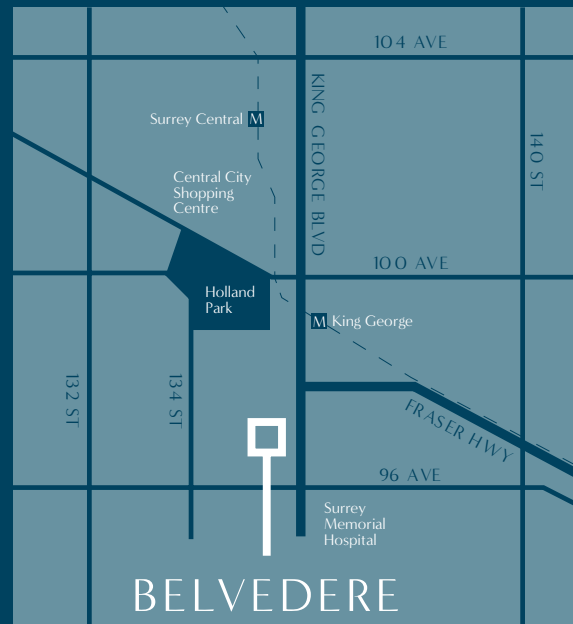
Chris Dikeakos Architects is an award-winning architectural firm dedicated to excellence and the highest level of expertise in both professional and personal service. CDA's popular appeal and the uniqueness of their projects has positioned the firm as one of North America's leaders in high-rise residential design. Highly respected for their proficiency in all facets of the design process, CDA surpasses their clients' needs and tailors solutions from start to finish.

PORTICO DESIGN GROUP

Portico Design Group is a Vancouver based full service interior design firm. They provide design services to both commercial and residential clients, resort operators and residential and commercial real estate developers. Their design process, combined with a strong understanding of marketing, allows them to achieve success in all types of projects, both large and small. Portico's approach is driven by the desire to "bring space to life". By creating dramatic interiors, with a sense of discovery, people become engaged and interactive with the spaces they use daily. They design interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will be involved with them.

KEY MARKETING

Key Marketing is a full-service project marketing and sales firm that specializes in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of success and happy customers.



9677 King George Boulevard
Surrey, British Columbia

BelvedereLiving.ca

CONNECTION IS A UNIVERSAL NEED.
AND IT'S SATISFIED AT BELVEDERE IN REAL LIFE.